

**Temporary Uses/Zoning Permits.** These uses are permitted in all zoning districts, subject to the following.

**(A) Construction Related Temporary Uses.**

- (1) Construction and Sales Trailers.** Temporary buildings, including but not limited to, construction and sales trailers, and storage of materials are permitted in conjunction with the construction of a building, buildings, subdivision, infrastructure, or development when limited to the duration of the construction. Temporary buildings may be erected after preliminary subdivision plat or site plan approval so long as zoning requirements are met for the lot on which the temporary buildings are placed and appropriate building permits have been obtained. Such temporary buildings shall be removed as a condition of final bond release.
- (2) Temporary Dwelling unit in conjunction with construction of a dwelling.** The erection and occupancy of a temporary dwelling for up to twelve (12) months, which may be extended by the Zoning Administrator in 6 month increments, is permitted during the construction of a dwelling on the same lot subject to obtaining a zoning permit, to be issued concurrently with or after the issuance of the building permit.
- (3) Sales and leasing.** Residential and non-residential sales and leasing are permitted as a temporary use in a dwelling, a model home, or temporary building located in the same subdivision or development where the dwellings or non-residential buildings are to be located and offered for sale or lease. The sales use is permitted until the issuance of the last occupancy permit within the subdivision or development.
- (4) Model Homes.** Single family detached model homes are permitted in all districts where residential uses are allowed. Single family detached model homes may be constructed prior to record plat approval so long as zoning requirements are met for the lot on which the home is constructed and appropriate building permits have been obtained. If a model home has been constructed prior to record plat approval, it shall be depicted on the record plat. Single family attached model homes, multi-family model units, and model home courts are permitted subject to first obtaining record plat or site plan approval. In addition, if any model home incorporates features that are atypical to the ultimate residential use of the home, such as, but not limited to, utilization of the garage for a sales office without the provision of adequate on-site parking, or provision of a centralized parking area for a model court, then the use is also subject to review and approval through a site plan amendment process. Alternatively, the model unit or model court may be incorporated in the construction plans and profiles of the applicable development

subdivision or site plan. The County may require a bond as appropriate to ensure that the atypical features including temporary parking lots will be removed or brought into conformance prior to conversion of the unit for residential occupancy. Notwithstanding, nothing herein shall be construed so as to require a garage in a model home to be utilized for parking, if the unit or lot otherwise meets the parking requirements of this ordinance. A model home shall obtain an occupancy permit prior to residential occupancy.

- (B) **Temporary Sales.** Temporary sales of produce, Christmas trees, fireworks, and other seasonal goods, may be permitted on application for a temporary zoning permit to the Zoning Administrator. Such permit may impose conditions necessary to alleviate any adverse impacts such as provisions for adequate parking, traffic safety, fire safety, hours of operation, provision for sewage disposal, and other health and safety concerns the Zoning Administrator may deem necessary, and the posting of a bond to ensure timely removal of structures and materials and restoration of the area. A temporary zoning permit for temporary sales shall be valid for a period not to exceed 45 days, unless extended, and shall require that all structures and materials be removed within such time period. At a minimum:

- (1) Structures for temporary sales shall not exceed 400 square feet in floor area nor be closer than 35 feet to a right of way or prescriptive easement of a road.
- (2) Entrances and exits to roads shall be clearly delineated.
- (3) Entrances and exits shall be so located as to provide safe ingress and egress from roads and shall be channeled to prevent unrestricted access to and from the premises.

~~(4) No more than two (2) signs consistent with Section 5-1203(S) of this Ordinance shall be permitted.~~

- (C) **Special Events.** Special events may be permitted on application for a temporary zoning permit to the Zoning Administrator, subject to this subsection's standards and requirements.

- (1) **Exemption for Special Events Approved as Part of a Special Exception Use.** Special events that are expressly approved as part of a special exception use are exempt from this subsection's requirements for a temporary zoning permit. If specific facilities or areas will be constructed or used to host the proposed special events, they shall be shown on the site plan required for the special exception use. Such special events shall comply with any applicable conditions stated in the special exception approval, and all other applicable provisions in the Zoning Ordinance, and the Loudoun County Code.

- (C) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (D) **Parking.**
  - (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
  - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (E) **Landscaping/Buffering/Screening.**
  - (1) The use shall comply with the landscaping and screening standards of Section 5-653(A).
  - (2) Parking areas shall be screened to comply with the requirements of Section 5-653(B).

### **5-603**

**Farm Markets.** Farm Markets may be located in accord with the lists of permitted and special exception uses for the individual zoning districts, subject to the following additional provisions:

- (A) A minimum of 25% of the gross sales receipts must be derived directly from agricultural products produced on site or other property owned by the operator. An annual report verifying the portion of sales derived from products produced on site shall be submitted on request to the Zoning Administrator.
- (B) Farm markets shall be located on a hard surfaced Class I or Class II road having a minimum paved width of eighteen (18) feet. The entrance to the farm market shall have safe sight distance and may be required to have right and left turn lanes.
- (C) Sales area for accessory products shall be limited to ten (10) percent of the total area devoted to sales. The calculation of total sales area shall include areas devoted to the display of items for sale.
- (D) Permitted accessory products include pottery, baskets, garden accessories, baked goods, floral supplies and other items directly related to the culture, care, use of, or processing of a principal use. Products not related to the principal permitted use such as lawn mowers and tractors shall not be allowed.

### **5-604**

**Wayside Stands.** Wayside stands are subject to the following provisions:

- (A) Wayside stands are for retail sales provided the principal sales items sold are farm and garden products produced principally on-site. The term "on-site" shall be defined as all locations (separate parcels) used by the owner or tenant for farming (agriculture, horticulture or animal husbandry).

- (B) Permanent retail sales areas within structures shall not exceed, in the aggregate, ten thousand (10,000) square feet in floor area or a Floor Area Ratio of 0.02, whichever is greater.
- (C) Wayside stands may be located in farm structures existing prior to January 7, 2003. The sales area in an existing farm structure shall have no limitation and may be used as a sales area subsequent to compliance with the Uniform Statewide Building Code.
- (D) Sales areas for accessory products shall be limited to 25% of the gross sales area.
- (E) Accessory products include those products related to the care and culture of products produced on the farm, such as pottery, baskets, and garden accessories.
- (F) Entrances and exits to the wayside stand from public roadways shall provide safe ingress and egress from roads, and shall be channeled to prevent unrestricted vehicular access to and from the premises.
- (G) The sale of seasonal produce harvested on the farm may occur throughout the area of actual production.
- (H) Signs for Wayside stands shall be ~~may erected signs~~ in compliance with Section 5-1204(D) ~~5-1203(L)~~.

#### **5-605**

**Commercial Nurseries.** The following minimum requirements shall apply to all retail sales associated with production nurseries and commercial nurseries:

- (A) In calculating the percentage of plants grown on-site, plants must be cultivated at the subject nursery facility for at least one (1) full season of new growth for that plant.
- (B) Plant production may be certified by the County Extension Agent, if requested by the Zoning Administrator.
- (C) Plants brought to the subject nursery for immediate resale are included in calculations for non-site produced plants and accessory products.
- (D) Accessory products include those related to the culture and care of plant sold such as pottery, baskets, garden accessories, baked goods, and floral supplies. The sale of bulk products shall be permitted subject to screening requirements for outdoor storage in Section 5-1414(A). Propane, firewood lawn and garden tractors, or machine or other equipment sales are not accessory products.
- (E) The sales area for accessory products shall be limited to twenty five percent (25%) of the gross sales area.

#### **5-606**

**Kennels/Indoor Kennels.** Nothing herein shall relieve a kennel from complying with the provisions of Section 808 of the Codified Ordinances of



## Division C: Sign Regulations

### Section 5-1200

### Sign Regulations.

#### 5-1201

**Purpose.** The visual environment has an effect on and is an important element in safeguarding life, health and property and in preserving the natural beauty, historic and cultural attributes, unique character and attractiveness of communities. The intent of this section, therefore, is to establish well-designed signage that contributes in positive ways to Loudoun County's visual environment while expressing local character and helping to develop a distinctive image of the County. Loudoun County recognizes that signs are a necessary form of communication and will strive to provide clear and consistent rules and regulations and an efficient and effective means of administering and enforcing sign regulations. It is determined that ~~the primary purposes of signage regulations are~~ (1) to help people find a location what they need without difficulty or confusion, and (2) to clearly identify places of business and communities without adverse impact on the visual character of an area. Careful control of signage can protect the general welfare and safety of individuals and property values, support economic vitality and viability, and enhance Loudoun's communities overall. Signs are to be considered accessory components of an overall composition of architectural elements, not as dominant architectural elements by themselves. They are subordinate to the structures and land use functions they reference. Thus, while not restricting the freedom of expression, regulations are hereby established for controlling the number, design, and location of signs, for treating similar types of signs consistently, and for preventing an overload of graphic messages or displays in the environment of Loudoun County. Signs are subordinate to the structures and land use functions they reference. Signs are to be considered accessory components of an overall composition of architectural elements, not as freestanding or dominant architectural elements by themselves. This Section establishes standards for the location, design, construction, installation, erection, display, and safety, and maintenance of signs, which are intended to convey graphic messages; encourage the general attractiveness, historic quality, and unique character of Loudoun County, and protect property values therein. More specifically, while not restricting freedom of expression, regulations are hereby established for: (1) Assuring compatibility of signs with land uses, (2) Promoting orderly, attractive and effective signage, (3) Establishing the type, number, physical dimensions, design and location of signs, (4) Treating similar types of signs consistently, and (5) Minimizing competing demands for visual attention to graphic messages or displays by preventing and reducing visual clutter.

#### 5-1202

### General Provisions.

- (A) **Signs Prohibited.** Signs with any of the following characteristics are prohibited:
- (1) **Other than on property or structure to which it directs attention.** Is located anywhere other than on the property or structure to which it directs attention or to which it is appurtenant, except (a) any sign erected or maintained by or under the supervision of county or other governmental authority

or the Virginia Department of Transportation, and (b) any other off-site sign which is specifically provided for in this article.

- (2) **Outlines any building or sign with neon or other permanent lights.** Outlines any building, sign, or part thereof with neon or other permanent lights, except as permitted with the approval of a Sign Development Plan.
  - (3) **On trees, fences, public utility pole, etc.** Is fastened, placed, painted, pasted or attached in any way to, in or upon any tree, fence, public utility pole, rock, curbstone, sidewalk, lamp post, hydrant, bridge, highway marker or another sign, except as otherwise permitted in Section 5-1204(D), Sign Requirements Matrix, or except ~~such~~ as may be (a) required by law, (b) so placed by a duly authorized governmental agency, (c) so placed not as an advertisement, but as a warning against hunting, fishing or trespassing, ~~(d) not visible from any public road,~~ (de) a farm sign, and (ef) a residential name sign.
  - (4) Illuminated signs which reflect or cast glare, directly or indirectly, on any public roadway or adjacent property.
  - (5) Balloons, banners, pennants or inflated devices ~~with the intent to draw attention to a place of business,~~ unless otherwise permitted ~~as a "Temporary Sign",~~ in Section 5-1204(D), ~~The~~ Sign Requirements Matrix.
- (B) **Signs Permitted.** Only signs as listed or otherwise provided for in Section 5-1204(D), Signs Requirements Matrix, shall be permitted, and these shall be subject to such regulations as are specifically set forth in each case and to all other regulations in this ordinance. No other signs shall be permitted, unless approved pursuant to a Sign Development Plan, as set forth in Section 5-1202(E).
- (C) **Nonconforming Signs and Removal.** Any sign lawfully in existence at the time of the effective date of this ordinance may be maintained although it does not conform with the provisions of this ordinance, except that any such nonconforming sign, which was required to be removed under the prior ordinance, shall be removed.
- (D) **Traffic Hazards.** No sign shall be located or illuminated in such a manner as, in the opinion of the Zoning Administrator, to cause a traffic hazard. ~~Where a permit is required, the permit shall not be issued until the location and illumination, if any, of the sign are approved by the Zoning Administrator.~~
- (E) **Alternative Modification to Sign Regulations.** Alternative sign regulations, including additional sign categories not listed in Section 5-1204(D), Sign Requirements Matrix, may be requested with the submission of a Sign Development Plan. Requests for Sign Development Plans shall be made in accordance with the procedures for



a Special Exception application as set forth in Section 6-1300. In addition, Sign Development Plans shall include the following materials Requests for modifications of the sign regulations may be done in accordance with the regulations set forth below:

- (1) ~~Modifications to Sign Regulations for Planned Development (PD) Districts Only.~~ Modifications to the sign regulations may be made in accordance with Section 6-1504 during a rezoning to Planned Development (PD) Districts. Any modifications to the sign regulations, subsequent to a rezoning to PD Districts may be done in accordance with Section 6-1511(B).
- (2) ~~Modification to Sign Regulations for Unified Non-Residential Developments.~~ Modifications to the sign regulations for Unified Non-Residential Developments may be done concurrently as part of a zoning map amendment application in accord with Section 6-1200 or at any time other than as part of a zoning map amendment with Minor Special Exception approval by the BOS in accord with the provision of Section 6-1300 applicable to Minor Special Exceptions.

Each use in a unified non-residential development may have an individual sign of any size sign area, and any number of signs so long as the total aggregate sign area for each such use does not exceed that permitted in Section 5-1204(D) of the ordinance for the particular use. However, if no total aggregate sign area is specified in Section 5-1204(D) for a particular use located in a unified non-residential development or, if the total aggregate sign area is measured as a function of total linear feet of frontage, then such use cannot be included in a comprehensive sign plan for a unified non-residential development.

- (3)(1) A statement of justification addressing how the proposed sign(s) meet the Submission Requirements. A request for sign modifications shall include the submission of a Comprehensive Sign Package that clearly addresses how the proposed requirements satisfy the public purpose to an equivalent degree. The Comprehensive Sign Package shall include, as a minimum, the following criteria:

- (a) Assist motorists, bicyclists and/or pedestrians in finding a location without difficulty or confusionA statement of justification;
- (b) Clearly identify places of business or communities, while avoiding unnecessary redundancy;
- (c) Demonstrate compatibility with and are subordinate to the related structures and land uses the signs reference;
- (d) Address impact to the night sky;

(e) Incorporate energy efficient measures, where possible; and

(a)(f) Provide a sufficient number of graphic messages or displays without creating competing demands for visual attention.

(b)(2) A comparison chart of the proposed sign regulations in relation to the ordinance regulations;

(e)(3) Each of the various sign types proposed, including directional and informational signs, if any, to include the design, materials, colors, and illumination, to be used to achieve a complementary system of signs and graphics; and

(d)(4) A sign mapplan, depicting the location of the various proposed sign types.

## 5-1203

### Administration and Enforcement.

(A) **Sign Permits.** No sign, with the exception of "Government Signs/Official Notices", "Historical Markers", "Danger, Aviation, Railroad, Bridge, Ferry Transportation, Red Cross, and Other Similar Signs", "Hunting, Fishing or Trespassing Signs", and "Residential Name Signs", "Window or Display (Non-Business) Signs" and "De Minimis Signs" shall be erected without first obtaining a sign permit from the Zoning Administrator. No such permit shall be issued unless a fee, if required, and as set by the Board of Supervisors, is paid and unless the proposed sign conforms to with the requirements of this ordinance.

(B) **Removal of Signs.** Whenever a sign becomes structurally unsafe or endangers the safety of a structure or premise or the public, or is erected or maintained in violation of this ordinance, the Zoning Administrator shall order such sign to be made safe or comply with the ordinance, as the case may be, or be removed. Only one such order shall be sent by registered mail, return receipt requested, to the owner of the land on which the sign is located and the violator who is responsible for the sign. Within five working days of the receipt or refusal of the order, the owner or violator must correct the sign based on the Zoning Administrator's order. The Zoning Administrator may grant one extension, not to exceed ten (10) working days, based on written justification for the need of an extension. Failure to comply shall constitute grounds for the Zoning Administrator to issue a civil summons pursuant to Section 6-504 and to take other appropriate actions to have the sign removed.

## 5-1204

### Sign Requirements.

(A) **Sign Requirements Matrix Contents.** Signs shall be permitted in accordance with the Sign Requirements Matrix set forth in Section 5-1204(D) which governs the following: 1) maximum aggregate sign area; 2) maximum number of signs; 3) maximum area of any one sign; 4)



illumination permitted; 5) minimum setback from road right-of-way; 6) height; 7) sign type permitted: freestanding (to include ground mounted and pole mounted) or building mounted; and 8) other additional requirements.

- (B) **Ground Mounted Sign Bonus Multiplier.** The Sign Requirements Matrix provides for the use of a bonus multiplier, for certain uses, allowing an increase in the maximum area of a ground mounted sign. This provision is not to allow an increase in the total aggregate sign area permitted by the Matrix.
- (C) **Ground Mounted Sign Background Structure Bonus Multiplier.** The Sign Requirements Matrix provides for the use of a bonus multiplier, for certain uses, allowing an increase in the maximum area of the background structure of a ground mounted sign.
- (D) **Sign Requirements Matrix.** See table 5-1204(D) below.

**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND-USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
(1) RESIDENTIAL/AGRICULTURE SIGNS													
(a) PD-H and PD-AAAR Entrance Signs		2/ vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising. Minimum 1000 FT between signs on same side of road or at intersection; <del>signs shall</del> contain no advertising.
(b) PD-H –Community Directional Signs - On-site or Off-site (within boundaries of approved PD-H district)	20 SF		20 SF						Backlight or White Light	5 FT	Ground Mounted	8 FT	Minimum 1000 FT between signs on same side of road or at intersection; signs shall contain no advertising.
(c) Non PD-H Residential Communities – Entrance Signs		1/ vehicular entrance	40 SF			2	80 SF	5 FT	None	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising.
(d) HOA Activity Signs	20 SF	1/development of 2500 or fewer dwellings – 2/developments of over 2500 dwellings	20 SF						Backlight or White Light	5 FT	Ground Mounted	8 FT	Signs shall be separated by a minimum half-mile radius, signs shall contain no advertising.
(e) Farm Signs	40 SF	2/Farm	20 SF						None	5 FT	Freestanding	8 FT	
										0 FT	As Permitted in Section 5- 1202(A)(3)		
(f) Wayside Stands, Including Christmas Tree Sales, Vineyards, Wineries		6, includes up to 3 on-site signs and up to 4 off- site directional signs	12SF on-site 4SF off-site						None	5 FT	Freestanding	8 FT	Displayed when agricultural produce and livestock are available for sale on farm involved and shall be removed within 48 hours after sale is concluded. Off-site signs require written permission of the owner of the land on which it is displayed.
			One on-site sign at 20 SF if setback ≥ 40 FT from the fronting ROW								Building Mounted		

**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
(g) Home Occupation	2 SF	1/lot	2 SF						None	5 FT	Freestanding Building Mounted	4 FT 8 FT	<a href="#">Sign may indicate more than one business.</a>
(h) Childcare Home	2 SF	1/lot	2 SF						None	5 FT	Freestanding Building Mounted	4 FT 8 FT	
(i) Residential Name Signs		1/vehicular access, 2 for each dwelling lot or property	2 SF						None	None	Freestanding Building Mounted As Permitted in Section 5- 1202(A)(3)	4 FT 8 FT	Signs shall contain no advertising.
<b>(2) PUBLIC/QUASI PUBLIC SIGNS</b>													
(a) Public or Quasi-Public Facility	6 SF	1/ use	6 SF	1.5	9 SF	2	18 SF	4 FT	None	10 FT	Freestanding	4 FT	Must be located within 100 FT from use or structure it identifies; signs shall contain no advertising.
(b) School, <del>Hospital,</del> College, Library, and Publicly Owned Community Center	20 SF	1/ use	20 SF	1.5	30 SF	2	60 SF	4 FT	Backlight or White Light	10 FT	Freestanding Building Mounted	8 FT Roofline	Signs shall contain no advertising.
(c) <a href="#">Hospital</a>		<a href="#">1/vehicular entrance</a>  <a href="#">1/public entrance to building, and 1 building ID sign</a>	<a href="#">50 SF</a>  <a href="#">50 SF</a>						<a href="#">Backlight or White Light</a>	<a href="#">10 FT</a>	<a href="#">Freestanding</a>  <a href="#">Building Mounted</a>	<a href="#">8 FT</a>  <a href="#">Roofline</a>	<a href="#">Signs shall contain no advertising.</a>
(d) Places of Worship	20 SF	2	10 SF			1.5	15 SF	8 FT	Backlight	5 FT	Freestanding Building Mounted	8 FT Roofline	Signs shall contain no advertising.
(e) Church Bulletin Board	15 SF		15 SF						Backlight or White Light	5 FT	Freestanding Building Mounted	8 FT	



**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
(3) COMMERCIAL ENTRANCE/PROJECT IDENTIFICATION SIGNS IN THE PD, CLI, GB and MR-HI DISTRICTS													
(a) Entrance Signs													
Up to 10 Acres			50 SF										
Over 10 Acres, Up to 40 Acres		1/vehicular entrance	60 SF						Yes	10 FT	Ground Mounted	10 FT	
Over 40 Acres			75 SF										
(b) Project Identification Signs													
Less than 20 Acres		1/project	25 SF						Yes	10 FT	Ground Mounted	10 FT	
20 Acres or More		2/project	25 SF										
(43) SIGNS FOR COMMERCIAL, OFFICE AND INDUSTRIAL USES SIGNS													
(a) Tenant Signs for Businesses in CLI, GB, PD-CC(NC), PD-CC(CC), PD-OP, PD-RDP, PD-CV, PD-RV and PD-AAAR	1 SF/LF of Tenant's Building Frontage	2/Façade; no more than 4 signs Total/Tenant	60 SF						Yes		Building Mounted	Roofline	Sign types on building façades may include any combination of: Building mounted and awning and canopy signs (affixed to or mounted below the awning or canopy). If two signs are proposed on a single façade, one sign shall be a secondary sign of no more than 10 SF.
(b) Tenant Signs for Businesses in PD-CC(SC), PD-CC(RC), PD-SA, PD-TC, PD-TREC, PD-TRC and PD-MUB	2 SF/LF of Tenant's Building Frontage	2/Façade; no more than 4 signs Total/Tenant	200 SF						Yes		Building Mounted	Roofline	Sign types on building façades may include any combination of: Building mounted and awning and canopy signs (affixed to or mounted below the awning or canopy).
(c) Building ID/Tenant Signs Office Buildings, Hotels, Motels and Conference Centers		1 or 2/Façade, but no more than 4 total per Building	1 SF/100 SF of Building Façade						Yes		Building Mounted	Roofline	Signs must be located at the top floor of the building. Name and message may differ.

**Table 5-1204(D)**  
**Sign Requirements Matrix**

<b>LAND USE/ SIGN CATEGORY (or similar) (See Note 6)</b>	<b>Total Aggregate Sign Area</b>	<b>Max. Number of Signs</b>	<b>Max. Area of Any One Sign</b>	<b>Ground Mounted Sign</b>		<b>Ground Mounted Background Structure</b>			<b>Illumination Permitted</b>	<b>Min. Setback From R.O.W. (See Note 2)</b>	<b>Type Permitted</b>	<b>Max. Height (See Note 3)</b>	<b>Additional Requirements</b>
				<b>Bonus Multiplier</b>	<b>Max. Area of Any One Sign</b>	<b>Bonus Multiplier (See Note 1)</b>	<b>Max. Area of Background Structure</b>	<b>Max. Height of Background Structure</b>					
<u>(d) Ground Floor Tenants in Office Buildings</u>		<u>1/Tenant</u>	<u>20 SF</u>						<u>Yes</u>		<u>Building Mounted</u>	<u>Mount Below 2<sup>nd</sup> Floor Window s</u>	<u>Maximum height of letters: 24 Inches</u>
<u>(e) Exterior Directories for Office Buildings</u>		<u>1/Building Entrance</u>	<u>15 SF</u>						<u>Yes</u>		<u>Ground or Building Mounted</u>	<u>6 FT</u>	
<u>(f) Exterior Directories for PD-CC(SC), PD-CC(RC), PD-SA, PD-TC, PD-TREC, PD-TRC and PD-MUB</u>		<u>2/Development</u>	<u>25 SF</u>						<u>Yes</u>		<u>Ground Mounted</u>	<u>7 FT</u>	
<u>(g) Flex/Industrial/ Warehouse Buildings and Signs for Businesses in MR- HI, PD-IP and PD-GI</u>	<u>½ SF/LF of Building Frontage</u>	<u>1/Tenant</u>	<u>100 SF</u>						<u>Yes</u>		<u>Building Mounted</u>	<u>Roofline</u>	
<u>(a) (PD-CC(NC)) Planned Development Neighborhood Center Entrance Signs</u>	<u>30 SF</u>	<u>1/vehicular entrance, no more than 2 signs</u>	<u>20 SF</u>	<u>1.5</u>	<u>30 SF</u>	<u>1.5</u>	<u>45 SF</u>	<u>8 FT</u>	<u>Backlight or White Light</u>	<u>10 FT</u>	<u>Freestanding</u>	<u>15 FT</u>	
<u>(b) (PD-CC(NC)) Planned Development Neighborhood Center Tenant Signs</u>	<u>2 SF/ linear foot of building frontage</u>	<u>1/facade, no more than 3 signs</u>	<u>60 SF</u>						<u>Backlight or White Light</u>		<u>Building Mounted</u>	<u>Roofline</u>	
<u>(c) (PD-CC(CC)) Planned Development Community Center Entrance Signs and Entrance Signs for Commercial Developments in PD-TC, PD-TT, PD-UC, PD-TRC, PD-TREC, PD- MUB, PD-RV and PD-CV Districts</u>	<u>60 SF</u>	<u>1/vehicular entrance, no more than 3 signs</u>	<u>20 SF</u>	<u>1.5</u>	<u>30 SF</u>	<u>1.5</u>	<u>45 SF</u>	<u>8 FT</u>	<u>Backlight or White Light</u>	<u>10 FT</u>	<u>Freestanding</u>	<u>15 FT</u>	

**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
(d) <del>(PD-CC(CC)) Planned Development Community Center Tenant Signs and Tenant Signs for Business in PD-TC, PD-TT, PD-UC, PD-TREC, PD-TRC, PD-MUB, PD-RV, PD-CV Districts</del>	<del>2-SF/</del> linear foot of building frontage, not to exceed 60 SF	<del>1/facade, no more than 3 signs</del>	<del>60-SF</del>						<del>Backlight or White Light</del>		<del>Building Mounted</del>	<del>Roofline</del>	
(e) <del>(PD-CC (SC) &amp; (RC)) Planned Development Small Regional Center and Regional Center Entrance Signs</del>		1/vehicular entrance	60-SF	1.25	75-SF	1.33	100-SF	15-FT	<del>Backlight or White Light</del>	10-FT	Freestanding	15-FT	
				2 (for centers over 1 million SF)	120-SF	1.33	160-SF					Roofline	
(f) <del>(PD-CC(SC) &amp; (RC)) Planned Development Small Regional Center and Regional Center Tenant Signs (Freestanding Building with up to 4000 SF floor area)</del>	<del>60-SF</del>	<del>1/facade, no more than 3 signs</del>	<del>20-SF</del>	1.5	30-SF	1.5	45-SF	8-FT	Backlight	10-FT	Freestanding Building Mounted	15-FT Roofline	
(g) <del>(PD-CC(SC)&amp;(RC)) Planned Development Small Regional Center and Regional Center Tenant Signs (Freestanding Building with over 4000 SF floor area)</del>	<del>120-SF</del>	<del>1/facade, no more than 3 signs</del>	<del>20-SF freestanding 60-SF building mounted</del>	1.5	30-SF	1.5	45-SF	8-FT	Backlight	10-FT	Freestanding Building Mounted	15-FT Roofline	
(h) <del>(PD-CC(SC) &amp; (RC)) Planned Development Small Regional Center and Regional Center Tenant Signs (In Line Structure with up to 4000 SF floor area)</del>	<del>60-SF</del>	<del>1/public entrance of building</del>	<del>30-SF</del>						Backlight		Building Mounted	Roofline	
(i) <del>(PD-CC(SC) &amp; (RC)) Planned Development Small Regional Center and Regional Center Tenant Signs (In Line Structure with 4001-15000 SF floor area)</del>	<del>100-SF</del>	<del>1/public entrance of building</del>	<del>60-SF</del>						Backlight		Building Mounted	Roofline	



**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
<del>(j) (PD-GC(SC) &amp; (RC)) Planned Development Small Regional Center and Regional Center Tenant (In Line Structure with over 15000 SF floor area)</del>	<del>200 SF</del>	<del>1/public entrance of</del>	<del>60 SF</del>						<del>Backlight</del>		<del>Building Mounted</del>	<del>Roofline</del>	
<del>(k) PD-OP and PD-RDP Development Entrance Signs</del>		<del>2/vehicular entrance</del>	<del>60 SF</del>			<del>2</del>	<del>120 SF</del>	<del>5 FT</del>	<del>Backlight or White Light</del>	<del>10 FT</del>	<del>Ground Mounted</del>	<del>5 FT</del>	<del>One sided only; signs shall contain no advertising.</del>
<del>(l) Office Freestanding Building Entrance Sign</del>	<del>60 SF</del>	<del>1/vehicular entrance</del>	<del>20 SF</del>	<del>1.5</del>	<del>30 SF</del>	<del>1.5</del>	<del>45 SF</del>	<del>8 FT</del>	<del>Backlight or White Light</del>	<del>10 FT</del>	<del>Freestanding</del>	<del>8 FT</del>	
<del>(m) Office Building ID Sign (1-3 Stories)</del>	<del>160 SF</del>	<del>1/facade</del>	<del>40 SF</del>						<del>Backlight</del>		<del>Building Mounted</del>	<del>Roofline</del>	<del>Sign must be located at the top floor of building, otherwise max. area of sign is 20 SF. Name and message of signs on each facade must be the same.</del>
<del>(n) Office Building ID Sign (4-5 Stories)</del>	<del>200 SF</del>	<del>1/facade</del>	<del>50 SF</del>						<del>Backlight</del>		<del>Building Mounted</del>	<del>Roofline</del>	<del>Sign must be located at the top floor of building, otherwise max. area of sign is 20 SF. Name and message of signs on each facade must be the same.</del>
<del>(o) Office Building ID Sign (6+ Stories)</del>	<del>240 SF</del>	<del>1/facade</del>	<del>60 SF</del>						<del>Backlight</del>		<del>Building Mounted</del>	<del>Roofline</del>	<del>Sign must be located at the top floor of building, otherwise max. area of sign is 20 SF. Name and message of signs on each facade must be the same.</del>
<del>(p) Office Related Commercial (Ground Floor)</del>	<del>2SF per linear foot of building frontage (counts against overall building ID sign)</del>	<del>1/tenant</del>	<del>20 SF</del>						<del>Backlight</del>		<del>Building Mounted</del>		<del>Located over entrance of business it identifies. Max ht. of letters: 24 inches</del>
<del>(q) Office Directories</del>													<del>May not be visible from outside the building.</del>

**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
(hf) Auto Service Station (including convenience store, car wash & repair)	10060 SF	6	3020 SF	1.5	30 SF	1.5	45 SF	8 FT	Yes Backlight	5 FT	Freestanding Building Mounted	15 FT Pole Mounted 8 FT Ground Mounted Roofline	Total sign area excludes federally mandated gasoline price posting.
(is) Auto Dealer	20-120 SF (see additional requirements column)	6	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight	10 FT	Freestanding Building Mounted	15 FT Roofline	Base sign 20 SF Used car 20 SF Each new car dealership = 20 SF
(jt) Bed & Breakfast Inn and Homestay	4 SF	2	4 SF						Backlight or White Light	5 FT	Freestanding Building Mounted	6 FT Roofline	
(ku) Country Inn, Guest Farm or Ranch, Rural Retreat, Rural Resort, and Rural Agricultural Corporate Retreat	10 SF	2	10 SF						Backlight or White Light	None	Freestanding Building Mounted Historic District Only	6 FT	
(v) Child Care Center	20 SF	2	10 SF			1.5	15 SF	6 FT	Backlight, None in Residential Districts	5 FT	Freestanding Building Mounted	8 FT Roofline	
(w) Hotel, Motel and Conference Center (freestanding) Entrance Signs		1/vehicular entrance	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
(y) Hotel, Motel and Conference Center (1-3 Stories)	90 SF	1/facade, no more than 3 signs	40 SF						Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF.
(x) Hotel, Motel and Conference Center (4-5 Stories)	90 SF	1/facade, no more than 3 signs	50 SF						Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF.

**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND-USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
<del>(z) Hotel, Motel and Conference Center (6+ Stories)</del>	<del>90 SF</del>	<del>1/facade, no more than 3 signs</del>	<del>60 SF</del>						<del>Backlight</del>		<del>Building Mounted</del>	<del>Roofline</del>	<del>Sign must be located at top floor of building, otherwise max. area of sign is 20 SF.</del>
<del>(laa) Movie Theaters – Theater Name Entrance Sign</del>		2	20 SF	1.5	30 SF	1.5	45 SF	8 FT	<del>Yes Backlight or White Light</del>	10 FT	Freestanding	15 FT	
<del>Theater Name Building Sign</del>		1	60 SF								Building Mounted	Roofline	
<del>Movie Title Building Sign</del>		1	20 SF										
<del>(mbb) Restaurant – (freestanding Building with up to 4000 SF floor area)</del>	<del>60 SF</del>	3	20 SF	1.5	30 SF	1.5	45 SF	8 FT	<del>Yes Backlight</del>	10 FT	Freestanding	15 FT	Drive-through menu does not count toward sign area.
											Building Mounted	Roofline	
<del>(nee) Restaurant – (Freestanding Building with over 4000 SF floor area)</del>	<del>120 SF</del>	3	20 SF freestanding 60 SF bldg mounted	1.5	30 SF	1.5	45 SF	8 FT	<del>Yes Backlight</del>	10 FT	Freestanding	15 FT	Drive-through menu does not count toward sign area.
											Building Mounted	Roofline	
<del>(dd) Restaurant – (In-Line Structure)</del>	<del>2 SF/ linear foot of building frontage</del>	<del>1/facade, no more than 3 signs</del>	<del>60 SF</del>						<del>Backlight</del>		<del>Building Mounted</del>	<del>Roofline</del>	<del>Drive-through menu does not count toward sign area.</del>
<del>(ooo) Restaurant/Car Wash Drive -Through Menu</del>	<del>30 SF</del>	2	20 SF	1.5	30 SF				<del>Backlight</del>		Freestanding Building Mounted	5 FT	Must be screened from all roads.
<del>(pff) Business in A-3, A-10, AR, JLMA, TR and CR Districts</del>	<del>10 SF</del>	2/lot	10 SF						<del>None</del>	5 FT	Freestanding Building Mounted	8 FT	
<del>(ggg) Business in R-C District</del>	<del>40 SF</del>	2	20 SF						<del>Yes None</del>	5 FT	Freestanding Building Mounted	8 FT	
<del>(rhh) Business in R Districts</del>	<del>4 SF for lots ≤ 10 acres; 8 SF for lots &gt; 10 acres</del>	<del>1 for lots ≤ 10 acres; 2 for lots &gt; 10 acres</del>	<del>4 SF</del>						<del>None</del>	5 FT	Freestanding Building Mounted	8 FT	
<del>(ii) Business Signs (Signs of a character which have not</del>	<del>60 SF</del>	<del>3 (freestanding building)</del>	<del>20 SF</del>	<del>1.5</del>	<del>30 SF</del>	<del>1.5</del>	<del>45 SF</del>	<del>8 FT</del>	<del>Backlight or White Light</del>	<del>10 FT</del>	<del>Freestanding</del>	<del>15 FT</del>	



**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND-USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
<del>been listed or described heretofore provided they advertise only goods or services offered on the premises.</del>		<del>freestanding sign/vehicular entrance, no more than 3 for center and 1 building mounted sign/ façade no more than 3 for business (in-line structure)</del>									Building Mounted	Roofline	
<del>(s) Window or Display Sign (Business) in conjunction with Table 5- 1204(D)(4)(a), (b), (m) and (n) sign categories</del>		<del>4/Tenant</del>							None				<del>The maximum square footage of window or display signs (business) shall not exceed 25% of the total square footage of window area, or 10 SF, whichever is less.</del>
<del>(t) Sidewalk Sign in conjunction with Table 5- 1204(D)(4)(a), (b), (m) and (n) sign categories</del>		<del>1/Tenant</del>	<del>6 SF</del>						None			<del>3 SF</del>	<del>Sidewalk signs shall be placed no more than 5 feet from the front door of the business to which the sign pertains. A 4- foot unobstructed space shall be maintained on the sidewalk in front of the business.</del>
<b>(4) INDUSTRIAL SIGNS</b>													
<del>(a) PD-IP and PD-GI Development Entrance Signs</del>		<del>2/vehicular entrance</del>	<del>60-SF</del>			<del>2</del>	<del>120-SF</del>	<del>5FT</del>	<del>Backlight or White Light</del>	<del>10-FT</del>	<del>Ground Mounted</del>	<del>5-FT</del>	<del>One side only; signs shall contain no advertising.</del>
<del>(b) Flex Industrial/ Light Industrial/Warehouse Entrance Signs</del>		<del>1/vehicular entrance</del>	<del>20-SF</del>			<del>1.5</del>	<del>30-SF</del>	<del>8-FT</del>	<del>Backlight or White Light</del>	<del>10-FT</del>	<del>Freestanding</del>	<del>15-FT</del>	
<del>(c) Flex Industrial/ Light Industrial/Warehouse Tenant Signs</del>	<del>20-SF</del>	<del>1/Tenant</del>	<del>20-SF</del>						<del>Backlight</del>		<del>Building Mounted</del>	<del>Roofline</del>	
<b>(5) TEMPORARY SIGNS</b> (For Temporary Real Estate Signs, See Number 6 Below)													
<del>(a) Temporary Signs – On-site</del>	<del>4 SF</del>	<del>1</del>	<del>4 SF</del>						None	5 FT	Freestanding Balloons Banners Pennants Inflated	4 FT	Permit limited to one (1) month from date of issuance, for no more than 3 consecutive months.

**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
											Devices		
(b) Temporary Signs – Off-Site		Reasonable number as determined by the Zoning Administrator.	4 SF						None	5 FT	Freestanding	4 FT	Permit limited to one (1) month from date of issuance, for no more than 3 consecutive months.
											Balloons		
											Banners		
											Pennants		
											Inflated		
										Devices			
(c) Temporary Construction Signs	20 SF Commercial	1/contractor per job site	20 SF						None	10 FT	Ground Mounted	8 FT	Residential signs only in A-3, A-10, A-25, AR, and CR Districts. Contractor to remove sign upon completion of construction.
	10 SF Residential	1/contractor per job site	10 SF										
(6) REAL ESTATE SIGNS													
(a) Real Estate - Residential For Sale Sign	6 SF up to 10 acres	1	6 SF						None	5 FT	Freestanding	6 FT	
	12 SF more than 10 acres	2	6 SF										
(b) Real Estate - Residential Subdivision		1/vehicular entrance to subdivision from state right-of- way	20 SF						None	5 FT	Freestanding	6 FT	Area of all real estate signs within the subdivision which front on a public highway shall be no more than four (4) square feet per lot fronting on the highway.
(c) Real Estate - Commercial For Sale Sign		1 (upon any lot of less than 10 acres); 2 upon any lot in excess of ten (10) acres.	20 SF						None	5 FT	Freestanding	6 FT	
(d) Real Estate – Temporary Open House - Off-Site		4 /property	4 SF						None	5 FT	Freestanding	4 FT	Conditions apply (see note 4).
(e) Non-PD District Project Directional Signs - Off-Site		10/total combined for all builders per project	2 SF						None	5 FT	Freestanding	4 FT	Conditions apply. (see note 5).
(7) MISCELLANEOUS SIGNS													

**Table 5-1204(D)**  
**Sign Requirements Matrix**

LAND-USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
(a) Government Signs/ Official Notices													Not regulated.
(b) Historical Markers													Not regulated.
(c) Danger, Aviation, Railroad, Bridge, Ferry Transportation, Red Cross, and Other Similar Signs.													Not regulated.
(d) Hunting, Fishing or Trespassing Signs			2 SF						None	None	Freestanding Building Mounted As Permitted in Section 5- 1202(A)(3)	5 FT	
(e) Informational Signs		1/use identifying locations such as restrooms, loading areas, etc.	2 SF						Backlight or White Light	5 FT	Freestanding Building Mounted	5 FT	Signs shall contain no advertising, <u>but may include the names and/or logos associated with the business or development.</u>
(f) PD-SA, PD-TC, <u>PD-TT</u> , <u>PD-UC</u> , PD-TRC, PD-TREC, PD-MUB, PD-RV, and PD-CV <u>Residential</u> Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One-side only; signs shall contain no advertising.
(g) <u>Mixed-Use Buildings-</u> <u>Residential Entry Signs</u>		<u>1/Residential</u> <u>Building</u> <u>Entrance</u>	<u>20 SF</u>						<u>Yes</u>		<u>Building</u> <u>Mounted</u>	<u>Roofline</u>	
(h) <u>Ornamental Lamp Post</u> <u>Signs in PD-CC, PD-SA, PD-</u> <u>TC, PD-TREC, PD-TRC and</u> <u>PD-MUB</u>		<u>1/Lamp Post</u>	<u>8 SF</u>						<u>None</u>		<u>Banner</u>		<u>Ornamental/Seasonal banners</u> <u>on lamp posts shall not be</u> <u>placed greater than 15 feet</u> <u>above grade. Such banners</u> <u>shall not contain specific</u> <u>tenant/ user names or</u> <u>advertising, but may include the</u> <u>development name and/or logo.</u>



**Table 5-1204(D)  
Sign Requirements Matrix**

<b>LAND-USE/ SIGN CATEGORY (or similar) (See Note 6)</b>	<b>Total Aggregate Sign Area</b>	<b>Max. Number of Signs</b>	<b>Max. Area of Any One Sign</b>	<b>Ground Mounted Sign</b>		<b>Ground Mounted Background Structure</b>			<b>Illumination Permitted</b>	<b>Min. Setback From R.O.W. (See Note 2)</b>	<b>Type Permitted</b>	<b>Max. Height (See Note 3)</b>	<b>Additional Requirements</b>
				<b>Bonus Multiplier</b>	<b>Max. Area of Any One Sign</b>	<b>Bonus Multiplier (See Note 1)</b>	<b>Max. Area of Background Structure</b>	<b>Max. Height of Background Structure</b>					
<u>(ig) Private Recreation Parks</u>	10 SF	2	6 SF						None	5 FT	Freestanding	6 FT	
<u>(jh) Directional Signs, On-Site</u>			4 SF						Backlight or White Light	5 FT	Freestanding	3 FT	Signs shall be located only where there is a change in direction and shall contain no advertising, <u>but may include the names and/or logos associated with the business or development.</u>
<u>(k) Directional Signs, Off-Site</u>		<u>2/use</u>	<u>6 SF</u>						<u>None</u>	<u>5 FT</u>	<u>Freestanding</u>	<u>3 FT</u>	<u>Signs limited to religious assembly uses, civic uses, and private non-profit organizations. Signs shall be located only where there is a change in direction, shall list only the name and address of the use, and shall be posted for a period not to exceed 48 hours. Permit limited to one (1) year from the date of issuance</u>
<u>(l) Window or Display Signs (Non-Business)</u>	<u>3 SF</u>		<u>1 SF</u>						<u>None</u>				
<u>(m) De Minimis Signs</u>	<u>2 SF</u>		<u>1 SF</u>						<u>Yes</u>				<u>Examples of De Minimis signs may include signs stating hours of operation, open/close, accepted forms of payment, business/professional affiliations, etc.</u>

## GENERAL NOTES

1. Whenever a bonus multiplier is used for ground mounted signs, a landscaped base with a minimum depth of 36 inches on a side, must be maintained.
2. All signs must be set back the minimum distance from the road right-of-way, as specified, unless a greater setback is required by the Code of Virginia.
3. The maximum height column does not apply when ground mounted bonuses are obtained. Use the maximum height column for Ground Mounted Background Structure.  
For the purpose of locating building mounted signs, no part of the sign shall extend above or beyond the perimeter of the screening wall to which it is attached. No screening wall shall be constructed for the sole purpose of sign placement.
4. The following conditions shall apply for permitted "Real Estate-Temporary Open House - Off Site" signs.
  - a. Signs shall be located only at controlled intersections where there is a change in direction.
  - b. Signs shall be placed on private property only.
  - c. Signs shall be in place only during hours the house is open plus one hour before and two hours after the event.
  - d. Signs may be used for two (2) days on the weekends and three (3) days in the case of a holiday falling on a Monday, as well as one-half (1/2) day during the week.
  - e. The owner for the house or his/her designated agent must be present for the duration of the open house hours.
  - f. Signs shall include a company name with direction arrow.
  - g. Signs shall consist of a metal frame with composition sign of a semi-permanent type.
  - h. Homeowners or their designated agent may not use "Non-PD District Project Directional Signs - Off-Site".
5. The following conditions shall apply for permitted Non-PD District Project Directional Signs - Off-Site.
  - a. The location of signs must be approved by the County at the time of the sign permit application.
  - b. Signs shall be located only at controlled intersections where there is a change in direction.
  - c. Signs shall be placed on private property only.
  - d. Signs shall not be permitted on any arterial road, nor on any road listed in Section 5-900 of this Ordinance.
  - e. The signs may be installed after sundown Friday night and must be removed by sundown on Sunday. If Monday is a legal holiday, the signs may remain until sundown Monday.
  - f. The signs must be made of a permanent material, signs made of paper or cardboard are hereby specifically prohibited.
  - g. Builders may not use "Non-PD District Directional Signs - Off-Site" in combination with "Real Estate-Temporary Open House - Off-Site" signs.
6. In selecting the most appropriate ~~land use~~ sign category, the more specific listing shall~~would~~ take precedence.
- ~~7. Directional signs shall not be included in any other permitted square footage total.~~

**Figure 1**  
**Ground Mounted Signs**

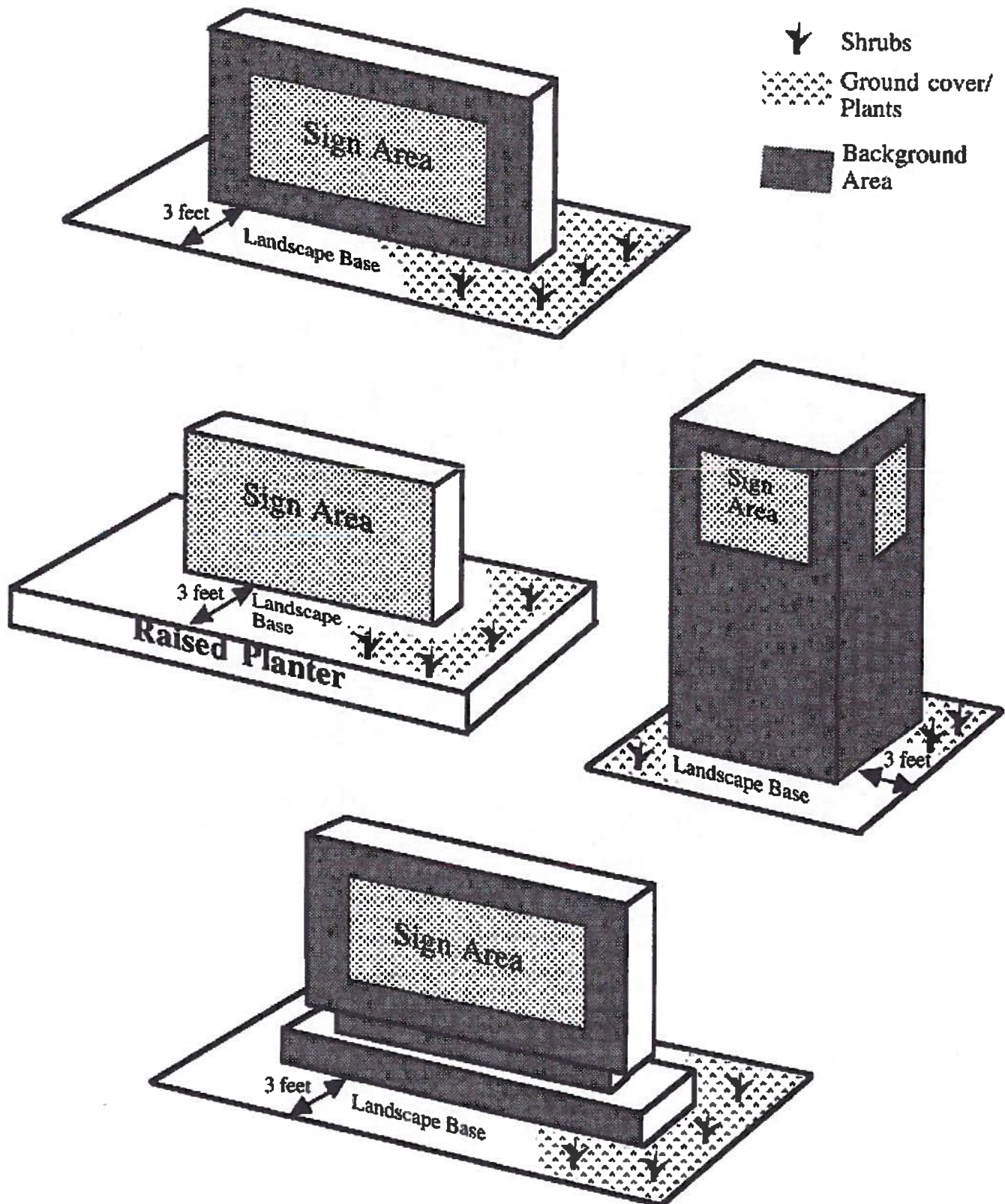
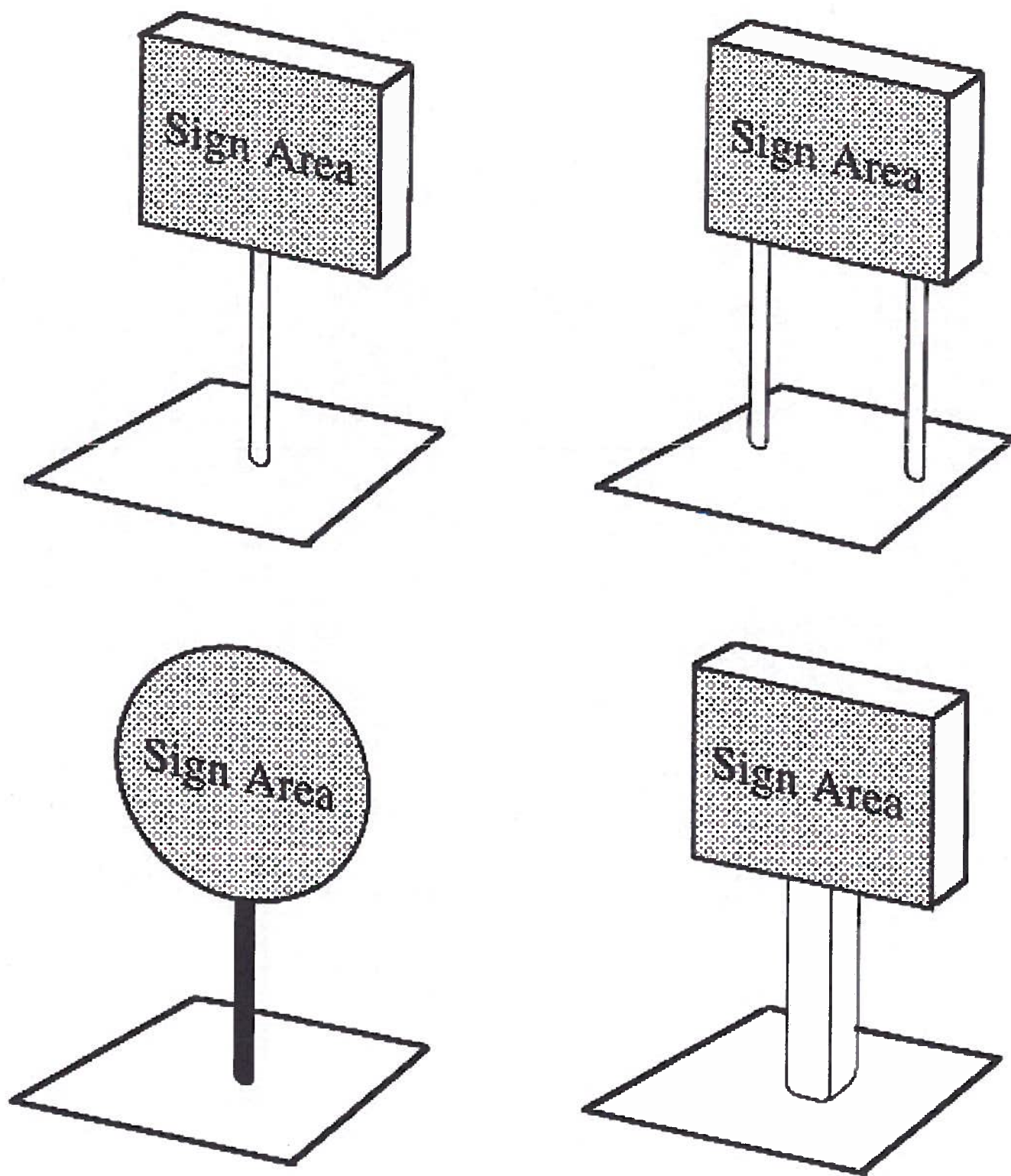




Figure 2  
**Pole Mounted Signs**



**Figure 3**

## **Pole Mounted Sign**

Max. Sign Area: 20 Sq. ft. (eg. 4' x 5' )

Max. Height Permitted: 15 ft.



Note: See Article 8 for  
Definition  
of Sign Height

4 ft.

## **Ground Mounted Sign**

Max. Sign Area: 30 Sq. ft.

(eg. 4' x 7.5' )

Max. Background Area: 45 Sq. ft.

(eg. 9' x 5' )

Max. Height Permitted: 8 ft.



Figure 4  
**MEASURING SIGN AREA**



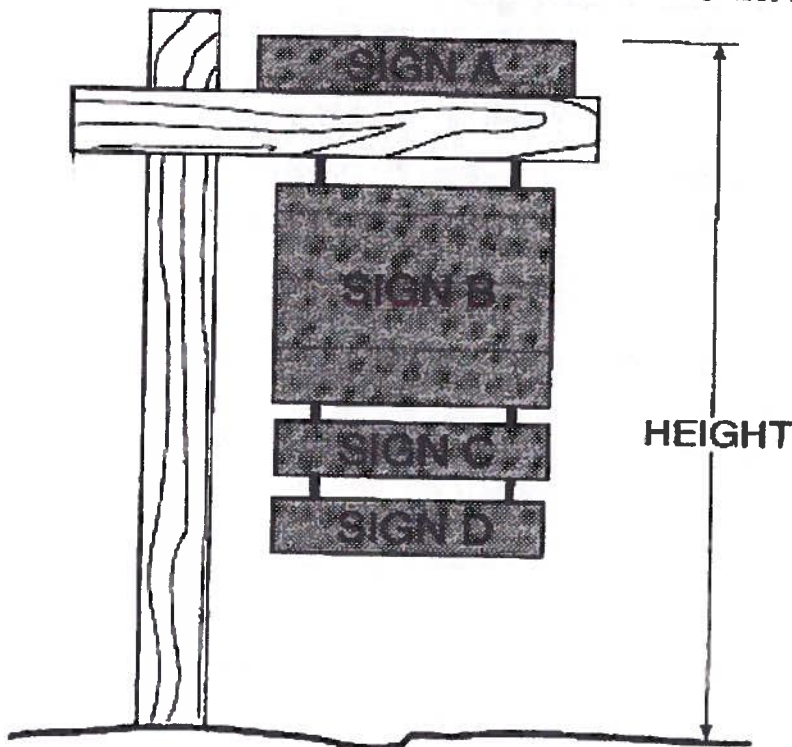
**SIGN OF INDIVIDUAL LETTERS**

AREA = A X B



**IRREGULAR SHAPED SIGN**

AREA DETERMINED BY "THE RULE OF 8,"  
MEANING THE AREA OF THE SIGN IS DETERMINED  
BY THE AREA OF THE SHAPE CREATED BY OUTLINING  
THE SIGN WITH A MAXIMUM OF \*8 CONNECTING LINES.  
AREA = AREA OF TWO RECTANGLES FORMED BY 8  
CONNECTING LINES



**REAL ESTATE  
FOR SALE SIGN**

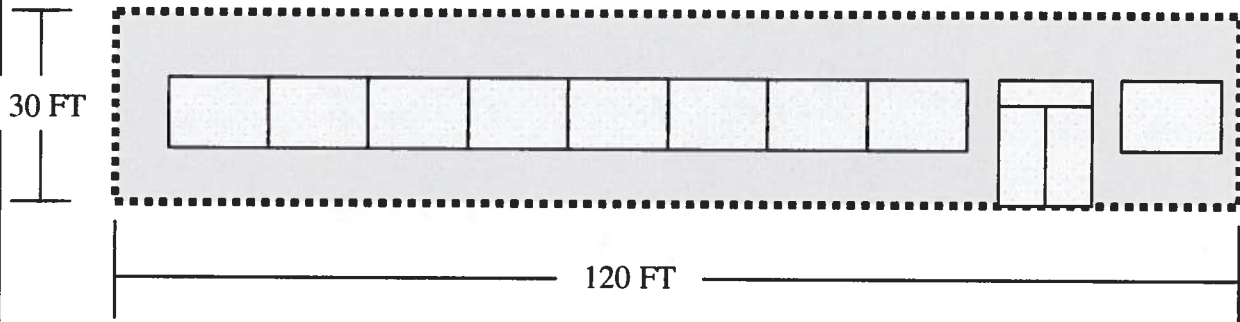
AREA = AREA OF SIGN A +  
AREA OF SIGN B +  
AREA OF SIGN C +  
AREA OF SIGN D



## Figure 5

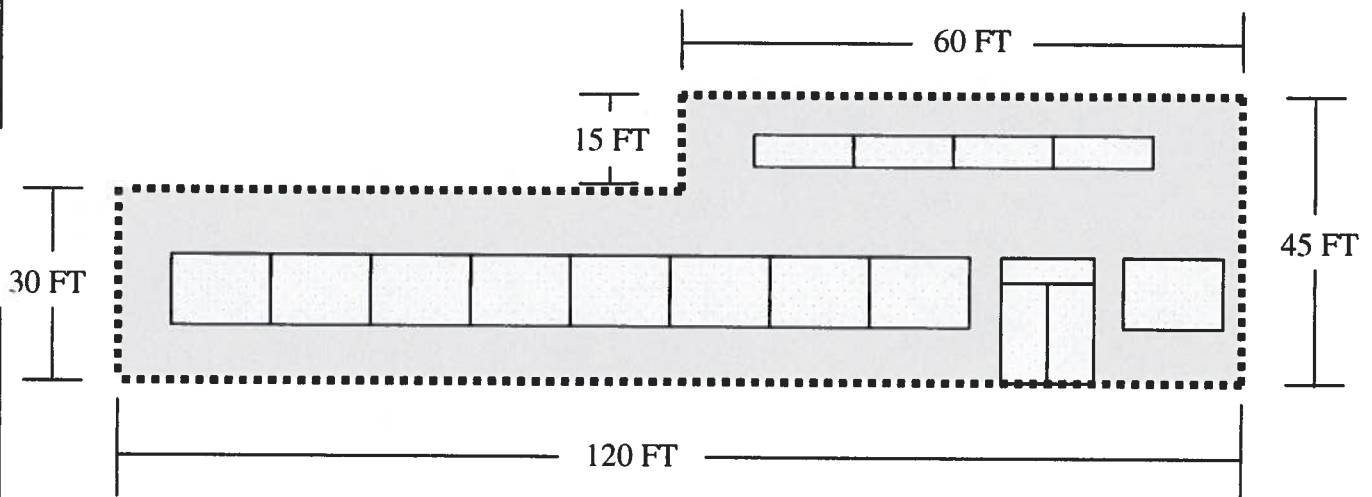
### Sign, Building Façade for Determining Size of

#### Building 1



Building Façade is equal to the entire area of an exterior wall of a building within a continuous perimeter (depicted with a dashed line). The Building Façade area for Building 1 is 3600 SF.

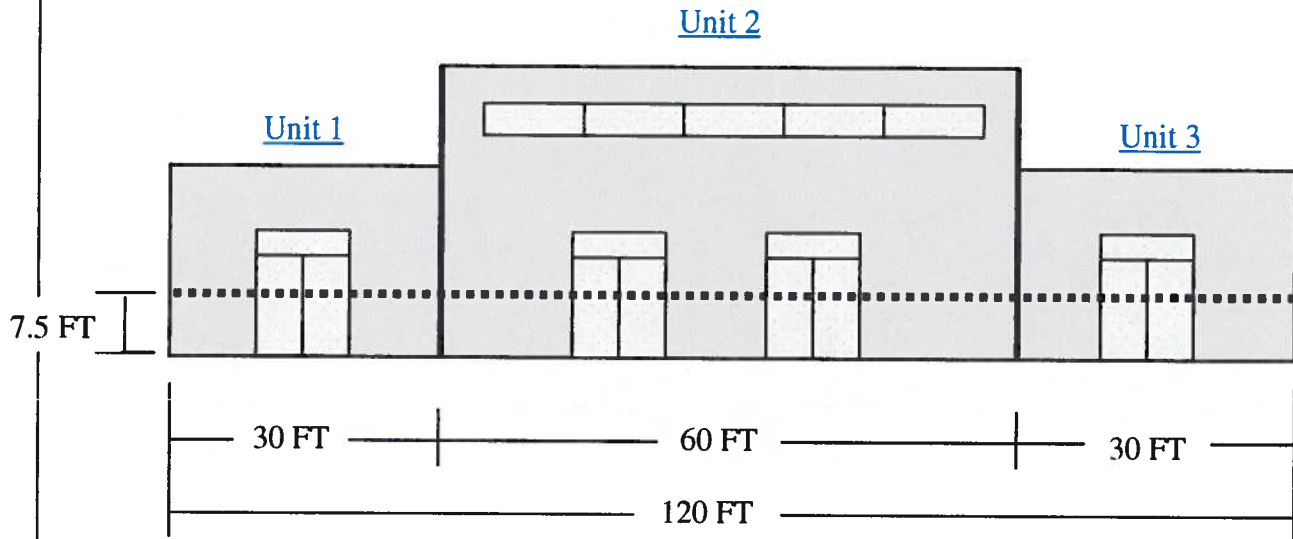
#### Building 2



Building Façade is equal to the entire area of an exterior wall of a building within a continuous perimeter (depicted with a dashed line). The Building Façade area for Building 2 is 4500 SF.

**Figure 6**

Sign, Linear Foot (LF) for Determining Size of



Linear Foot (LF) is equal to the length of a wall of a building which physically encloses usable interior space. Said frontage shall be measured at a height not greater than ten feet above grade. In this example, the Linear Foot (LF) of Units 1 and 3 is 30 feet, the Linear Foot (LF) of Unit 2 is 60 feet, and all lengths have been measured at 7.5 feet above grade (depicted with a dashed line).

## **Section 6-1300**

### **Special Exception.**

#### **6-1301**

**Purpose.** The special exception procedure is designed to provide the Board of Supervisors with an opportunity for discretionary review of requests to establish or construct uses or structures which have the potential for a deleterious impact upon the health, safety, and welfare of the public; and, in the event such uses or structures are approved, the authority to impose conditions that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure. Any special exception or minor special exception approval granted by the Board of Supervisors shall be implemented in strict accordance with the conditions of approval of the special exception.

#### **6-1302**

**Authorized Special Exception Uses.** Only those special exceptions or minor special exceptions that are expressly authorized as such in a particular zoning district, or elsewhere in this Ordinance may be approved. Further, no existing use shall hereafter be changed to another use that is designated as a special exception use in such district, and no approved special exception use shall be enlarged or expanded unless approval of a new special exception has been granted by the Board of Supervisors.

#### **6-1303**

**Authorized Temporary Special Events.** An applicant for a special exception use or minor special exception use may include in the application a request for authorization of temporary special events that the applicant expects to regularly occur during the life of the special exception use. The applicant shall be specific about the expected types of special events, the expected number of events per calendar year, the expected duration of such special events, and the expected number of attendees per event. In addition, the applicant shall include all pertinent information necessary to show compliance with the standards and criteria set forth in Section 5-500(C) (Temporary Special Events) of this Ordinance. Review of the requested temporary special events shall occur concurrently with the review of the special exception or minor special exception use according to the procedures set forth in this Section 6-1300. All requested temporary special events that are submitted as part of a special exception or minor special exception use application shall be reviewed for compliance with the standards and criteria set forth in both this Section 6-1300 and Section 5-500(C). Temporary special events approved as part of a special exception use or minor special exception application are exempt from the procedural requirements for a temporary zoning permit stated in Section 5-500(C), but shall be subject to all other applicable standards in Section 5-500(C) including without limitation the minimum standards and criteria in Section 5-500(C)(6), limits on the duration of special events,



and the maximum number of special events allowed in one calendar year.

**6-1304**

**Review of Application.** The Board of Supervisors may permit a special exception or minor special exception as part of a zoning map amendment, or by special exception procedures at any time after a zoning map amendment. An application for a special exception shall be filed, contain such material as may be required, and be processed pursuant to the following:

(A) **Pre-Application Conference.** Prior to filing an application, an applicant shall meet with the Director of Planning and discuss his intentions with regard to a given application and questions regarding the procedures or substantive requirements of this Ordinance. In connection with all such conferences, the Zoning Administrator shall be consulted as appropriate. A request for a pre-application conference shall be made in writing to the Director of Planning and shall be accompanied by a sketch map(s) of the site, a description of the existing environmental, topographical and structural features on the site, the proposed project or use, graphics that illustrate the scale, location and design of any buildings or structures to the extent known, and a list of the issues to be discussed at the conference. No matters discussed at said meeting shall be binding on either the applicant or the County. The Director of Planning shall respond to each written request for a pre-application conference within fifteen (15) calendar days. If a pre-application conference is not scheduled within thirty (30) calendar days of a request for such conference, then the applicant may request a waiver of the conference. The Planning Director may waive the pre-application conference requirement in cases where the Director finds that such waiver is not detrimental to the applicant or the County.

(B) **Review of Application for Completeness.** No application shall be accepted and reviewed unless determined by the Director of Planning to be complete. A complete application is one which meets such minimum submission requirements as may be established pursuant to Section 6-403, ~~and~~ Section 6-1310 and Section 5-1202(E), as applicable. For minor special exceptions, the Planning Director shall review the application within fifteen (15) calendar days of filing to determine if it includes the minimum submission requirements. For special exceptions, within thirty (30) calendar days of filing, each application shall be reviewed to determine if it includes the minimum submission requirements. The County shall maintain a current log of all pending applications.

thoroughfare system and the safe and efficient circulation of vehicles and pedestrians within the Planned Development district.

- (E) **Perimeter Treatment.** For residential and nonresidential developments, the approved design and arrangement of the perimeter areas provided to mitigate the impact of the project upon adjoining properties, to achieve an appropriate transition between land uses and densities, and to protect adjoining properties from any adverse effects of the proposed project.
- (F) **Modification.** For residential and nonresidential developments, any approved modifications to any provisions of this Ordinance, the Land Subdivision and Development Ordinance, or any other applicable County ordinance which would otherwise be applicable to the development and which are to be modified. The statement regarding modifications shall set forth clearly the text of the approved modification and the justification therefore.

**6-1509 Optional Joint Approvals.** At the applicant's option, an application for site plan and/or preliminary subdivision plat approval may be submitted in conjunction with an application for a rezoning to a Planned Development district. In such case, the applications shall be reviewed together pursuant to their respective standards, the time limits for rezoning shall apply to the joint application, and no approval of a site plan or preliminary subdivision plat shall be effective unless and until the application for rezoning to planned development has been approved by the Board of Supervisors. The application for site plan and/or subdivision approval may be for the entire planned development site or for a phase thereof which is consistent with the phasing plan ultimately adopted by the Board.

**6-1510 Building and Other Permits.** After approval of a Concept Development Plan and other required approvals, and upon application by the applicant, appropriate County officials may issue land development, building, zoning and other permits for development, construction and other work in the area encompassed by the Approved Concept Development Plan. No such permit shall be issued unless the County is satisfied that the requirements of all applicable codes or ordinances of the County have been satisfied.

**6-1511 Approved Changes to Concept Development Plan After Approval.**

- (A) **Minor Change.** Any proposed change or changes to an approved Concept Development Plan which meets the

following criteria shall be considered a minor change and may be permitted if approved by the Zoning Administrator.

- (1) Decreases by five percent (5%) or less the area approved for public and private open space.
- (2) Relocates or modifies approved circulation elements as a result of more detailed engineering or changes requested by staff or VDOT, unless the change would decrease the ability of such elements to function efficiently, adversely affect their relation to surrounding lands and circulation elements, or would reduce their effectiveness as buffers or amenities.
- (3) Delays by less than one (1) year the construction of any phase of an approved phasing plan.

(B) **Special Exception Change.** The following change or changes to an approved development plan may be made by special exception approved by the Board of Supervisors.

- (1) Increases by five percent (5%) or less of the total number of units to be devoted to any specified residential or nonresidential use.
- (2) Increases by five percent (5%) or less of the total floor area to be devoted to any specified nonresidential use.
- (3) The arrangement of specified land uses, structures, or land bays within the planned development.
- (4) Modification to the regulations applicable to the Concept Development Plan in accordance with Section 6-1504.

~~(5) Modification to the sign regulations with the submittal of a Comprehensive Sign Package in accordance with Section 5-1202(E).~~

(C) **Major Change.** Other than the minor adjustments authorized by Section 6-1511(A) or Section 6-1511(B) above, if an approved Development Plan is amended, varied or altered, such change shall be reviewed pursuant to the procedures established by this Section for its original approval.

The minimum submission requirements for changes to an approved concept development plan shall be the same for either a new or an amended plan. Changes being made may be shown



## ARTICLE 8 DEFINITIONS

Words and terms set forth below shall have the meanings ascribed to them. Any word, term, or phrase used in this Ordinance not defined below shall have the meaning ascribed to such word, term or phrase in the most recent edition of Webster's Unabridged Dictionary, unless in the opinion of the Zoning Administrator, established customs or practices in Loudoun County, Virginia justify a different or additional meaning. For the purpose of this Ordinance, certain words and terms are herein defined as follows:

### A

**Abattoir:** A commercial slaughterhouse.

**Access:** A means of approach or admission.

**Accessory Building:** A non-habitable building located on a lot, the use of which is associated with the principal building and which is located upon the same lot as the principal building. The maximum size of an accessory building is based on the size of the lot on which it is located as follows: up to 5 acres: 2,500 sq. ft., more than 5 acres up to 10 acres: 5,000 sq. ft., more than 10 acres up to 20 acres: 7,500 sq. ft., more than 20 acres: 10,000 sq. ft.

**Active channel:** The area of the stream channel that is subject to frequent flows (approximately once per one and one-half years), and that includes the portion of the channel below where the floodplain flattens.

**Active recreational uses:** Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.

**Adult Day Care Center:** A licensed facility for four or more aged, infirmed, or disabled adults which is operated during a part of the day only, which provides supplementary care and protection of individuals who reside elsewhere, except a facility or portion of a facility licensed by the State Board of Health or the Department of Mental Health, Mental Retardation and Substance Abuse Service, and the home or residence of an individual who cares for only persons related to him by blood or marriage.

**Adult Entertainment:** Adult entertainment is any medium used for presenting material or performances distinguished or characterized by an emphasis on matter depicting, describing, or relating to 'Specified Sexual Activities' or 'Specified Anatomical Areas' for observation by patrons therein; or limits the presentation of such materials to persons over 18 years of age. This definition shall not apply to a legitimate theatrical performance where nudity is only incidental to the primary purpose of the performance. For the purposes of this definition, "Specified Sexual Activities" is defined as:

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse or sodomy;
3. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

And, 'Specified Anatomical Areas' is defined as:

application, Preliminary or Final Site Plan application, which has been officially accepted by the County and which is not an inactive application or has not been withdrawn or has not received a final decision.

**Application, Inactive:** Any Zoning Map Amendment application, Zoning Modification application or Concept Plan Amendment application officially accepted by the County for processing but which has had processing suspended either by request of the applicant or by having no contact or activity occur in regard to the application by the applicant for a period of twelve months, or any Special Exception application, Preliminary or Final Site Plan application, Preliminary or Final Record Plat application officially accepted by the County for processing but which has had such processing suspended either by request of the applicant or by having no contact or activity occur in regards to the application by the applicant for a period of six months.

**Application, Reactivated:** Any Zoning Map Amendment application, Zoning Modification application, Concept Plan Amendment application, Special Exception application, Preliminary or Final Record Plat application, Preliminary or Final Site Plan application which was classified as inactive which the applicant subsequently notifies the County in writing of their desire to have the application brought to final decision.

**Arboretum:** A place where trees, shrubs, or other woody plants are grown, exhibited or labeled for scientific, educational, or passive recreational purposes, not including the harvest of plants or their produce.

**Arborist or Urban Forester:** A person trained in arboriculture, forestry, landscape architecture, horticulture, or related fields and experienced in the conservation and preservation of native and ornamental trees.

**Art gallery:** A room or series of rooms where works of art are exhibited for display or sale.

**Art studio:** The workshop of an artist, writer, craftsperson, or photographer, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for photographic portraits.

**Artistic Works:** Artistic works including wall murals, pictorial presentations, or illustrations affixed to a building or structure. Such artistic works may contain text and shall not be considered signs provided they contain no advertising or commercial message.

**Auction house:** A place where the property of others, such as objects of art, furniture, and other goods (except livestock), are offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events.

**Automobile Car Sharing Agency:** A motor vehicle sales and accessory service lot use that provides vehicles shared by its members as a means to supplement mass transit facilities.

**Automobile Service Station:** Buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail as a principal use and where, in addition, the following services may be rendered and sales made, and no other.

- a. Sale and servicing of spark plugs, batteries, and distributor parts.
- b. Tire sales, servicing and repair, but not recapping or regrooving.

**Sewer System, Central:** The sewage treatment system for Eastern Loudoun County owned and operated by the LCSA that is served by the Blue Plains and/or Broad Run treatment plants, and/or capacity supplied by the Upper Occoquan Sanitary Authority.

**Sewer System, Communal or Communal Wastewater System:** A sewage treatment system for the collection, treatment and/or disposal of sewage operated and or owned by LCSA, or operated by a public sewer (wastewater) utility as defined by Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia that is designed to serve small scale development, including clusters, where permitted by this Ordinance. Such system may serve only one lot, where a communal system is required by this Ordinance for a specific use.

**Sewer System, Municipal:** A sewage treatment system that is owned or operated by one or the incorporated towns within Loudoun County.

**Sewage Disposal System, Individual:** A complete system for the collection, treatment and/or disposal of sewage, located on the lot served.

**Shopping Center:** Any group of two (2) or more commercial uses of a predominately retail nature which:

- a. Are designed as a single commercial group, whether or not located on the same lot,
- b. Are under common ownership or management,
- c. Are connected by party walls, partitions, canopies, or other structural members to form one continuous structure or, if located in separate buildings, are interconnected by walkways and accessways designed to facilitate customer interchange between the uses,
- d. Share a common parking area, and
- e. Otherwise present the appearance of one (1) continuous commercial area.

**Shoreline:** The top of the streambank, which is defined in engineering terms as the water surface elevation of the two (2) year storm event.

**Shrub:** An evergreen multi-trunked, woody plant that usually attains a mature height of no more than ten (10) feet.

**Sign:** Any ~~device for~~ visual display that comprises letters, words, numerals, figures, logos, trademarks, symbols, emblems, devices, or illustrations, or any combination thereof, communication which is used for the purpose of bringing the subject thereof to the attention of the public to identifies a property, business, product, service, person, or entertainment, but not including when standing alone, a flag, emblem, badge, or insignia of any governmental unit.

**Sign, Area of:** The area within a continuous perimeter enclosing the limits of a sign, as defined herein and illustrated in Figure 4, Section 5-1200, and ~~shall be determined from its outside measurements,~~



including any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, wall work incidental to its decoration, but excluding the area of the structural sign supports or uprights on which the sign is placed, unless such supports are used to attract attention. In the case of a ground mounted sign utilizing the bonus multiplier for the background structure, the permitted increase in area of the background structure is not counted as the area of the sign. In the case of a sign where lettering appears back to back, that is, on opposite sides of a sign, only one display face shall be counted in the area of the sign. the area of the sign will be considered that of only one side. In the case of a sign made up of individual letters, figures, words, or designs, the spaces between the same shall be included.

**Sign, Artistic Works/Wall Murals:** Artistic works including murals, pictorial presentations, illustrations, or decorations that may be provided on the facades of buildings and structures. Such artistic works may extend to the edges of the building or structure wall. Additionally, such artistic works may contain text and shall not be considered signs provided they have no tenant advertising. Artistic works and murals may be permanent or semi-permanent either painted or applied vinyl graphics that bond to the building façade to resemble paint.

**Sign, Awning and Canopy:** A sign that is mounted, painted, affixed, or otherwise attached to an awning or canopy.

**Sign, Background:** The surface on which a sign is mounted, painted, affixed, or otherwise attached. as determined by computing the entire area within a single geometric form that encloses the background, including the area of the sign.

**Sign, Backlight:** An illuminated sign, where the source of illumination is located on the back of the sign or on the interior of an enclosed sign.

**Sign, Banner:** Cloth, paper, vinyl, bunting or the like, intended to be hung either with or without frames. Governmental flags or symbolic flags shall not be considered banners for the purpose of this Ordinance.

**Sign Bonus Multiplier:** An increase in the area of the sign by a multiplier for ground mounted signs, but in no case shall the total aggregate area of signs exceed the maximum allowed for the specific use.

**Sign, Building Façade for Determining Size of:** The entire area of an exterior wall of a building within a continuous perimeter. See Figure 5.

**Sign, Building Frontage for Determining Size of:** ~~The length of a wall of a building which physically encloses usable interior space and which is the architecturally designed wall that contains the main entrance for use by the general public. Said frontage shall be measured at a height not greater than ten feet above grade.~~

**Sign, Building Mounted:** A sign that is mounted, painted, affixed, or otherwise attached fastened to or painted on the wall of a building or structure, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign.

**Sign, Business:** A sign which identifies directs attention to a business or profession conducted, or ~~to~~ a commodity or service sold, offered or manufactured, or ~~to~~ an entertainment offered on the premises where the sign is located.

**Sign, Construction:** Sign erected and maintained on the site during the period of construction to announce only the nature of the structure and/or the name or names of the owner, contractor, architect, landscape architect, ~~or engineer,~~ or financial institution.

**Sign, Danger, Aviation, Railroad, Bridge, Ferry Transportation, Red Cross, and other such sign:** Sign as set forth in Section 33.1-355 (5), (6), (7), (8), (15), and (17) of the Code of Virginia 1950, as amended.

**Sign, De Minimis:** Any sign with an area no greater than one (1) square foot.

**Sign Development Plan:** A graphic representation showing a detailed plan of all signage proposed for a particular structure, lot, or development.

**Sign, Directional, Off-Site:** Signs providing directions to a specific use, not located on the property or within the development to which such sign identifies.

**Sign, Directional, On-Site:** Signs providing directions to specific uses on a parcel or within a development. ~~types of uses on a site. Such signs shall contain no advertising.~~

**Sign, Directory:** A sign on which the names and locations of occupants or the uses of a building or group of buildings is given.

**Sign, Farm:** Sign erected or maintained on any farm by the owner or tenant of such farm and relating solely to farm or horticultural produce, livestock, silviculture, or services sold, produced, manufactured or furnished on such farm.

**Sign, Freestanding:** Any ~~nonmoveable~~ sign not affixed to a building such as, but not limited to, pole mounted, monument, pylon, sidewalk and ground mounted signs.

**Sign, Government/Official Notices:** Sign erected and maintained by or under the direction of the Virginia Department of Transportation, other governmental authorities, or court officer in accordance with the law.

**Sign Height:** The height of a sign shall be computed as the difference from the base of the sign at normal grade to the top of the highest attached component of the sign. If the land is uneven at the base of the sign, the elevation at the halfway point (middle) of the sign at the base shall be used. Normal grade shall be construed to be the lower of (1) existing grade prior to construction, or (2) the newly established grade after construction, exclusive of any filling, berming, mounding or excavating for the purpose of locating the sign.

**Sign, Historical Markers:** Sign or marker erected to identify a site or landscape related to a person, structure or event documented as historically significant on the local, state or national level ~~or approved by duly authorized public authorities.~~

**Sign, Home Occupational:** Sign upon property displaying the name and/or address of the occupant(s) of the premises and the nature of the home occupation(s).

**Sign, Illuminated:** A sign, or any part of a sign, which is illuminated, externally or internally, from an artificial light source located for the specific purpose of such illumination.

**Sign, Informational:** Signs to identify such locations as restrooms, loading areas, parking areas, no parking areas, entrances, exits and the like.

**Sign, Linear Foot (LF) for Determining Size of:** The length of a wall of a building which physically encloses usable interior space. Said frontage shall be measured at a height not greater than ten feet above grade. See Figure 6.

**Sign, Non-PD District Project Directional:** Signs giving direction to new homes for sale or lease for non Planned Development District projects, subject to the boundaries of a rezoning plat approved by the Board of Supervisors, which do not contain the names of specific builders.

**Sign, PD-H Community Directional:** Signs located within the boundaries of an approved PD-H district, providing direction to subdivisions, sections, or civic features within the PD-H district.

**Sign, Pole Mounted:** See Figure 2, Section 5-1200.

**Sign, Project Identification:** A ground mounted sign that includes the name of the development only, including any corporate typeface or logo.

**Sign, Quasi-public:** Sign identifying or locating a town, community center, public building or historical place situated in Loudoun County, Virginia, and also a sign for a use owned or operated by a non profit, religious, or charitable institution and providing educational, cultural, recreational, religious, or similar types of programs.

**Sign, Real Estate:** Sign pertaining only to the offering for sale or lease of the land or structures on the land upon which the sign is placed.

**Sign, Residential Name:** Sign upon property displaying the name and/or address of the owner, lessee or occupant of the premises.

**Sign, Sidewalk:** A movable sign not secured or attached to the ground or surface upon which it is located. Such sign may be freestanding, placed on an easel, or constructed in a manner to form an "A" shape.

**Sign, Window or Display (Business):** A business sign that is painted, stenciled, etched, or otherwise affixed to a glass door or window and relating to the business conducted within.

**Sign, ~~Store~~ Window or Display (Non-Business):** A sign within a window of a business store windows not relating to the business conducted within; ~~or but~~ to amusements or civic, religious, cultural, educational or charitable activities.

**Sign, Temporary:** A sign advertising a candidacy for public office or an event of public interest, such as, but not limited to, a public or general election, church or public meeting, fair, horse show, turkey shoot, entertainment for charitable purposes, horticulture/agriculture/silviculture activities and other similar



social activities of temporary duration or non-recurring nature, excluding commercial retail and real estate, unless otherwise permitted in this Ordinance.

**Sign, Wayside Stand:** Sign erected or maintained by any farm owner or tenant of such farm and relating solely to farm or horticultural produce or merchandise sold from said stand located on farm including Christmas trees, vineyards and wineries.

**Silviculture:** The planting, growing, cultivating, cutting, and harvesting of trees growing on a site, and the loading, unloading and sorting of trees on a site where they were grown, for wood or wood-based products. See Forestry.

**Silviculture:** The art and science of controlling the establishment, growth, composition, health and quality of forests and woodlands, typically dependent on Best Management Practices. In Loudoun County it is a component of healthy forest management that is limited to tree and shrub planting; limited tree clearing for firewood, and clearing of dead and diseased trees and invasive species; and tree pruning and trimming. Silviculture does not include commercial planting or clear cutting of a forest.

**Sinkhole:** A vertical opening or closed depression in the land surface and formed by solution of carbonate bedrock and downward movement of soil into bedrock voids or by collapse of underlying caves.

**Sinking Stream:** Any stream draining 640 acres or less that disappears underground into a Swallet, Sinkhole, Closed Depression or Cave Opening.

**Site Plan:** A required submission, prepared and approved in accordance with the provisions of Section 6-700, which is a detailed engineering drawing of the proposed improvements included and required in the development of a given lot. For the purpose of this Ordinance, a site plan is not to be construed as a concept development plan, as required by other provisions of this Ordinance. Reference Chapter 1244 Site Plan Procedures of the Land Subdivision and Development Ordinance (LSDO).

**Slope:** The vertical elevation of land area divided by the horizontal distance, expressed as a percentage. Slope percentage shall be determined using the County base planimetric and topographic maps or if required, then other topographic maps, elevations, etc., prepared by such persons licensed to perform surveys to determine such information. See also related definitions of "Very Steep Slope Area" and "Moderately Steep Slope Area," in this Article.

**Small Business:** A business or service which may be conducted in a private residence that is considered temporary for the purpose of starting a new business and operates according to the restrictions and standards established by this Ordinance. For the purposes of this definition the following terms have the meaning herein ascribed to them:

- a. **Structure.** A structure used for a small business.
- b. **Business vehicles.** Automobiles, vans, pick-up trucks, motorcycles, and other similar vehicles requiring Department of Motor Vehicle tags and designed and primarily used to transport people. Business vehicle may not have more than two axles.

**Transit-Designed Supportive Subarea:** A Planned Development - Transit Related Center district subarea shall mean the total gross land area located outside the Outer Core subarea, but generally within one mile from the outer edge of the planned rail station platform, as shown on the approved Concept Development Plan. This subarea is meant to provide a transitional and complementary area between the high-density core and the surrounding development pattern. The Transit-Designed Supportive Area should provide a mix of land uses that complement and support the uses of the Inner and Outer Core subareas. This subarea is adjacent to and an extension of development in the Inner and Outer Core subareas and includes design features that complement the Inner and Outer Core subareas such as flexible lot design and pedestrian and bicycle connections. Commercial uses within the TDSA should complement retail, office, and service commercial uses in the Inner and Outer Core subareas.

**Transitional Use:** Permissible uses, as regulated herein, which by their level and scale of activity, serve as a transition between two (2) or more types or densities of land uses.

**Transportation System Management Plan:** An organized program of strategies and techniques to reduce traffic demand and congestion and thereby improve traffic flow by means other than the construction of new capital intensive transportation facilities.

**Tree:** A single perennial woody stem attaining a height of fifteen (15) feet or more at maturity. The particular categories of trees listed below, when used in this Ordinance shall have the following meanings:

**Tree, Canopy:** A deciduous tree, usually single trunked, with a definitely formed crown of foliage and which attains a mature height of at least 30 feet.

**Tree, Deciduous:** Trees and shrubs that shed their leaves annually, usually in Autumn.

**Tree, Evergreen:** A non-deciduous tree, often used for the purposes of screening, weather barrier, or accent planting.

**Tree, Flowering:** Trees that flower.

**Tree Canopy or Tree Cover:** Shall include all areas of coverage by plant material exceeding five (5) feet in height.

**Tree, Understory:** A deciduous or evergreen tree which attains a mature height of no greater than 30 feet. Understory trees often prefer shade and grow naturally under the canopy of larger trees.

## U

**Undisturbed Grade:** The grade and elevation of land prior to excavation, filling, or grading.

~~**Unified Non-Residential Development:** A development of two or more different principal uses, or two or more of the same principal use type, under common ownership or management, and located on a single lot in a Zoning District other than a Planned Development zoning district. Uses in such development shall share a common parking area, and shall either be connected by party walls,~~

~~partitions, canopies or other structural elements to form one continuous structure or, if located in separate buildings, shall be interconnected by walkways and access ways.~~

**University:** See College or Educational Institution.

**Urban Deck:** A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.

**Urban Forester:** See Arborist.

**Urban Growth Area:** Any area within the County that is currently served with public water and sewer or that is planned to be served with public water and sewer at some time within the timeframe of the Comprehensive Plan.

**Use, Accessory:** A use of a building, lot, or portion thereof, which is customarily incidental and subordinate to the principal use of the building or lot.

**Use, Auxiliary:** A principal use of a building or lot within a district which is customarily incidental and subordinate to the principal uses of the district.

**Use, Commercial:** Any wholesale, retail, or service business activity established to carry on trade for a profit.

**Use, Principal:** The primary use and chief purpose for which a lot or the main building thereon is designed, arranged, or intended and for which it is or may be used, occupied, or maintained.

**Utility:** Facilities for the provision of infrastructure services that support legally established uses and that need to be located in or near the area where the service is provided. Utilities include communal water supply systems, re-cycling drop-off collection centers, public; water treatment and pumping stations; water pumping stations; water storage tanks; communal sewer systems; sewage treatment plant and pumping station; utility substation, transmission; utility substation, distribution; utility transmission lines. Services may be publicly or privately provided. Accessory uses may include control, monitoring, data, or transmission equipment.

**Utility Lines in the Floodplain:** Storm sewers, sanitary sewers, water lines and similar lines running generally parallel and perpendicular to the flow of the drainageway; and other public utility lines traversing a floodplain generally perpendicular to the flow of the drainageway.

**Utility Substation, Dedicated:** A facility for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, transmits natural gas, television or telephone signals dedicated to an individual user.

**Utility Substation, Distribution:** A facility for the transformation or transmission voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, transmits natural gas, television or telephone signals dedicated to an individual user.